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DEED RECORD 27

SKAMANIA COUNTY, WASHINGTON

March, 1938, pursuant to an order of the Board of County Commissioners of Skamania County, State of Washington, duly made and entered, and after having first given due notice of the time and place and terms of said sale as required by the Laws of the State of Washington, the sum of Forty Dollars was the highest bid received at the aforesaid sale, for the following described real property, to-wit:

S $\frac{1}{2}$ -SE (Tax No. 5240) Sec. 7, twp. 3, Rge. 10 EWM containing 80 acres more or less. Skamania County reserves the right to construct highways on and through this property, free from all claims for damages or compensation.

For and in consideration of the aforesaid sum of Forty Dollars, the county of Skamania, vendor, by and through its Treasurer, hereby agrees to sell and convey to M. Robbins vendee his heirs and assigns, forever, the above described real property subject to the following conditions.

The purchase price of said property is to be paid in lawful money of the United States of America, as follows: Twenty per cent of the total purchase price to be paid at the time of sale; the balance of said purchase price to be paid in ten equal annual installments of Three & 20/100 Dollars, commencing November 1st, following the date of said sale and annually thereafter. The purchaser shall pay six per cent interest on all deferred payments, said interest <sup>to</sup> be paid at the time the annual installment is due, in conformity with the requirements of Chapter 263, Session Laws of 1927, of the State of Washington.

The purchaser shall pay before delinquency all subsequent taxes and assessments that may be levied or assessed against said property subsequent to the date of this contract, or agreement.

The purchaser may make payment in full at any time of any balance due on the total purchase price plus accrued interest on such balance.

When the purchaser has made payments in full of the purchase price, plus accrued interest, the vendor shall execute and deliver to the vendee a deed in the form prescribed by Section 2, Chapter 263, Session Laws of 1927, of the State of Washington.

Time is the essence of this contract, and in event of a failure of the vendee to make payments at the time and in the manner required and to keep and perform the covenants and conditions herein required of him, this contract may be forfeited and terminated at the election of the vendor; and in event of said election all sums heretofore paid <sup>be</sup> by the vendee shall/forfeited as liquidated damages for failure to comply with the provisions of this contract.

Receipt of twenty per cent of the purchase price, amounting to Eight Dollars, is hereby acknowledged.

Signed and sealed this 19th day of March, A. D. 1938.

(Treas. seal affixed)  
Witness: Charlotte Petersen.

Martha L. Keith, Treasurer of  
Skamania County, Washington.

M. Robbins, Purchaser.

RECORD OF PAYMENTS.

No.	Date Due	Amount Due	Interest	Total	Date Paid	Receipt No.
1	Nov. 1, 1938.	3.20	1.28	4.48	12/1/38	Check #383.

STATE OF WASHINGTON )  
(ss  
COUNTY OF SKAMANIA )

This is to certify, That on this 19th day of March A. D. 1938 before me Mabel J. Fosse County Clerk and Clerk of the Superior Court of Skamania County, personally appeared Martha L. Keith to me known to be the Treasurer of Skamania County, Washington, and the person described in and who executed the foregoing instrument, and he acknowledged to me that he signed, sealed and executed the same, as Treasurer of said County, as his free